

CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 05

KEY
Refer to Plan text for full definition

See Notes Below

Upper Swift Creek Plan Amendment
(Adopted Date: October 10, 2007)

LUP

- Residential 2.0 u/ac. or less
- Residential 2.2 u/ac. or less
- Office/Residential Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Regional Mixed Use
- Employment Center
- Public
- conservation/recreation

Upper Swift Creek Plan
(Adopted Date: March 15, 2000)

Single Family Residential: (1.0 Units/Acre or less)

- Regional Mixed Use
- Conservation: Passive Recreation

Route 288 Corridor Plan
(Adopted Date: March 15, 2000)

- Residential (one dwelling or less per acre)
- Residential (1 to 2 dwellings per acre)
- Office/Residential Mixed Use
- Neighborhood Mixed Use
- Light Industrial/Flex
- Regional Employment Center

Old Gun-Robious Area Plan

- 1 dwelling/acre or less
- 1.5 to 4 dwellings/acre
- Neighborhood convenience center

Village Area (See Notes)

Midlothian Area Community Plan
(Adopted Date: March 15, 2000)

RESIDENTIAL

- Residential: 1.01 to 2.0 units/acre (See Notes)
- Residential: 1.01 to 2.5 units/acre
- Residential: 2.51 to 4.0 units/acre

PARKS, RECREATION & OPEN SPACE

- Active Recreation
- Passive Recreation/Conservation Area

AREAS OF SPECIAL CONSIDERATION

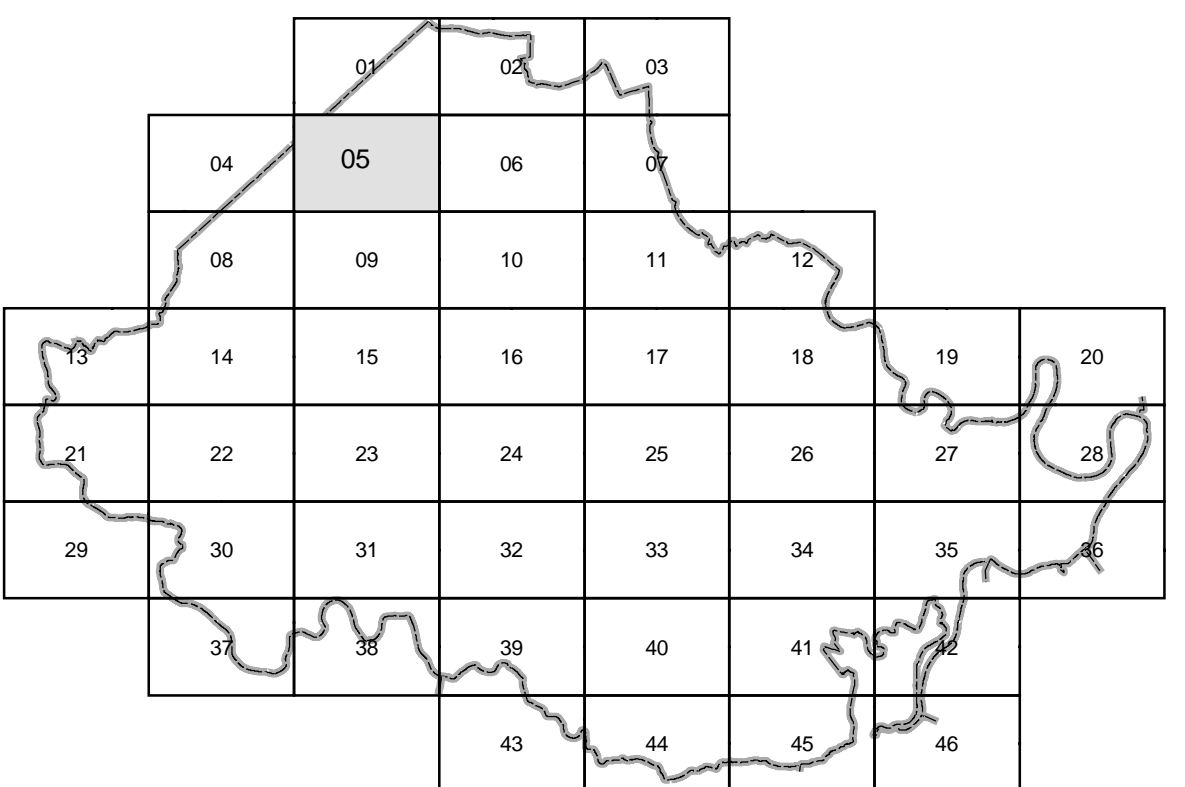
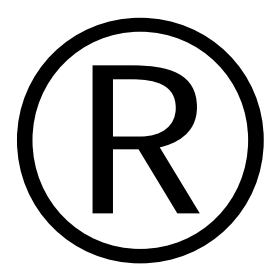
- Suburban Commercial District (See Notes)
- Planned Transition Area (See Notes)
- Village Shopping District (See Notes)
- Village Square (See Notes)
- Village Proposed Historic District (See Notes)
- Village Fringe Area (See Notes)
- Village Residential Area (See Notes)

County Boundary

Index

Plan Boundary

Parcels



0 0.3 0.6 Miles

NOTES

Midlothian Area Community Plan

Residential Low Density 1.01 to 2.0 units/acre

Note:

Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

Suburban Commercial District:

Suburban, auto-oriented design district to include retail shopping centers, office-service establishments and similar uses.

Planned Transition Area:

This area is appropriate for mixed-use development that contributes to an overall transition to a smaller scale, pedestrian-oriented environment in Midlothian Village. Primary uses will include office, medium-density housing (7-14 units/acre), personal services and community facilities.

Residential Area:

This established neighborhood has and internalized focus and should remain residential in character.

Proposed Historic Area:

This area has a high concentration of historically significant buildings which should be preserved.

Village Square:

This area provides an internalized focal point for pedestrian activities in a well defined plaza area which combines neighborhood retail, office, service, residential and public uses.

Village Shopping District:

A concentration of retail/service activities is appropriate in this area including neighborhood shopping centers, office/service establishments and public facilities.

Village Fringe Area:

This area is appropriate for mixed use development compatible with surrounding neighborhoods and including primarily office, multi-unit housing, community facilities, and personal services.

Village Area:

The historic village area requires careful development using special design standards to maintain its potential for long-term preservation of a pedestrian scale environment containing retail, office, public and residential uses.

Route 288 Corridor Plan

Note 1:

The existing single family residential uses should be maintained and protected until appropriate redevelopment occurs in compliance with the recommended regional employment center and use designation. Zoning standards and profiles shall be used to protect the residential character until the property owners develop this area for the planned land uses.

Note 2:

A regional scale high fashion mall or lifestyle/entertainment center is appropriate at this quadrant if integrated with the Regional Employment Center uses, subject to the following guidelines:

- For a high fashion mall, if there are two or less anchor stores, at least one of the proposed anchors should be a high end, high fashion company. Examples of such companies include, but are not limited to Nordstroms, Bloomingdale's, Neiman Marcus, Lord & Taylor, and Saks Fifth Avenue. If there are more than two anchors, an appropriate number should be high end, high fashion companies, so as to maintain the integrity of a high fashion mall.
- For a lifestyle/entertainment center, the center may or may not include anchor stores, and should create a format different from a typical regional mall by including well designed plazas and common areas. Examples such lifestyle/entertainment centers include, but are not limited to: The Avenues East Cobb, in Atlanta, Georgia; the Summit, in Birmingham, Alabama; Saddle Creek, in Memphis, Tennessee; One Pacific, in Omaha, Nebraska; Phillips place, in Charlotte, North Carolina; and the Shops at Sunset Place, in Miami, Florida.

- Related uses, such as movie theaters, theme destination entertainment retailers, other entertainment uses, upscale restaurants, neighborhood retail, neighborhood services, offices, hotels, residential units, and natural amenities could also be included in this quadrant provided they are integrated with the high fashion mall or lifestyle/entertainment center. Design standards should insure the architectural compatibility of such uses.

- The high fashion mall or lifestyle/entertainment center should be integrated with the Regional Employment Center, complementing it, rather than overwhelming it.
- Route 288 should be completed across the James River before a regional scale high fashion mall or lifestyle/entertainment center is opened. Neighborhood retail uses are also appropriate in this quadrant of the Regional Employment Center provided they are integrated with other designated uses and avoid typical strip characteristics.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is an ArcGIS map
prepared by Chesterfield County
Planning Department

Date: October 2007